



RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO ILILANI AFFORDABLE AND MARKET RATE CONDOMINIUM PROJECT LOCATED AT 615 KEAWE STREET AND 690 HALEKAUWILA STREET, HONOLULU, HAWAII, TAX MAP KEYS: (1)2-1-051:011 AND 012.

WHEREAS, Ililani, LLC ("Applicant"), with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC") proposes to develop Ililani, a for-sale high-rise residential condominium tower and free-standing parking garage on a 0.77 acre parcel of land located at 615 Keawe Street and 690 Halekauwila Street in Honolulu, Oahu, identified as Tax Map Key (1) 2-1-051: 011 and 012 (the "Project"); and

WHEREAS, the Project is within the Kakaako Community Development District, which is under the planning and zoning jurisdiction of the Hawaii Community Development Authority ("HCDA"), pursuant to Chapter 206E, Hawaii Revised Statutes; and

WHEREAS, the proposed 42-story residential tower will contain 328 residential units, of which 165 units (50 percent plus one unit of the total units) will be offered to households earning between 80 percent and below and 140 percent of the area median income ("AMI") for Honolulu; 163 units (49.7 percent of the total units) will be offered at market rates; and

WHEREAS, the affordable residential units are proposed to be offered as follows: 33 units to households earning 80 percent and below of the AMI; 33 units to households earning between 81 percent and 100 percent of the AMI; 50 units to households earning between 101 percent and 120 percent of the AMI; and 49 units to households earning between 121 percent and 140 percent of the AMI; and

WHEREAS, the affordable residential units will consist of 131 one-bedroom units and 34 two-bedroom units; and

WHEREAS, the Project will also offer bicycle storage facilities, approximately 6,297 square feet of commercial space, an 8-story parking garage with 395 parking stalls and requisite loading spaces, approximately 3,367 square feet of onsite interior recreation space, and an approximately 13,381 square-foot elevated recreation deck on the rooftop of the parking garage; and



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WHEREAS, the Project will help address the critical need for affordably priced for-sale housing within Honolulu's urban core in a central Honolulu location, in convenient proximity to employment centers, health care and family services, educational facilities, shopping and dining opportunities, public parks, entertainment facilities, and multiple public transportation modes (the Project will be within approximately 130 yards of the planned Honolulu Authority for Rapid Transportation ("HART") rail transit station); and

WHEREAS, the exemptions requested by the Applicant include exemptions from the HCDA's planning and zoning requirements, and waiver or deferral of the City's fee requirements; and

WHEREAS, on February 14, 2019, the HHFDC Board of Directors approved the Project with the proposed exemptions; and

WHEREAS, the City Council is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of the land, and the construction of units thereon pursuant to Section 201 H-38 of the Hawaii Revised Statutes ("HRS"); and

WHEREAS, the Council has reviewed the preliminary plans and outline specifications for the Project dated February 14, 2019, prepared by the Applicant, and submitted to the Council by the HHFDC; and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City, and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates/fees approved by the Public Utilities Commission or the Board of Water Supply; now, therefore,



RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project, as set forth in the preliminary plans and specifications for the Project, as follows:

Application Fees and Infrastructure and/or Public Works Fees and Charges

1. Exemption from Section 18-6.1 of the Revised Ordinances of Honolulu 1990 ("ROH"), to allow an exemption from payment of plan review fees, estimated at \$25,000.
2. Exemption from ROH Section 18-6.2, to allow an exemption from payment of building permit fees, estimated at \$445,000.
3. Exemption from ROH Section 14-10.1, 14-10.2, and 14-10.3 to allow a deferral of payment of wastewater system facility charges until issuance of a Certificate of Occupancy, estimated at \$2,197,174.

Board of Water Supply ("BWS") Rules and Regulations

4. Exemption from BWS Rules and Regulations (2010) Section 1-102, to allow a deferral from payment of water system facilities charges until installation of the water meter, estimated at \$604,899.

Land Use Ordinance ("LUO")

5. With respect to land uses and development standards, the Project is under the jurisdiction of the HCDA; therefore, no exemptions from the Land Use Ordinance, ROH Chapter 21, are needed; and

BE IT FURTHER RESOLVED that as used in this resolution:

- A. References to the HHFDC include any successor agency; and
- B. References to the HCDA include any successor agency; and
- C. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances or regulations; and



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BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 24 months after the effective date of this resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character of the building or landscaping, may be approved by the HHFDC and HCDA if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 19-61

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813, and Ililani, LLC, 1860 Ala Moana Boulevard, Suite 1000, Honolulu, Hawaii 96815.

INTRODUCED BY:

Ami K. Kuyama (B/P)

DATE OF INTRODUCTION:

MAR 12 2019

Honolulu, Hawaii

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 19-61

Introduced: 03/12/19 By: ANN KOBAYASHI – BY REQUEST Committee: ZONING AND HOUSING

Title: RESOLUTION AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO ILILANI AFFORDABLE AND MARKET RATE CONDOMINIUM PROJECT LOCATED AT 615 KEAWE STREET AND 690 HALEKAUWILA STREET, HONOLULU, HAWAII, TAX MAP KEYS: (1)2-1-051:011 AND 012.


Voting Legend: * = Aye w/Reservations

03/28/19	ZONING AND HOUSING	CR-99 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION.
04/17/19	COUNCIL	CR-99 AND RESOLUTION 19-61 WERE ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FORMBY, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN I. TAKAHASHI, CITY CLERK



ANN H. KOBAYASHI, INTERIM CHAIR AND PRESIDING OFFICER